



**AGENDA**  
**BOARD OF ADJUSTMENT**  
**Municipal Plaza Building, 1st. Floor**  
**103 Main Plaza Street, San Antonio, Texas 78205**  
**Monday 1:00 P.M. December 17, 2001**



**The official agenda is posted at City Hall in accordance with state law.**  
**This copy is for general information only.**

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:

<b>CASE NO. A-01-189PP</b>	<b>Henry Roberts</b> <b>756 Isom Road</b>
<b>CASE NO. A-01-195</b>	<b>Mitch Rains</b> <b>4114 San Pedro Avenue</b>
<b>CASE NO. A-01-196</b>	<b>Frank B. Mendoza</b> <b>214 Wonder Park Way</b>
<b>CASE NO. A-01-197</b>	<b>James E. Bush</b> <b>1319 Meadow Way Drive</b>
<b>CASE NO. A-01-198</b>	<b>Rodrigo &amp; Rosa Morales</b> <b>122 Conception Court</b>
<b>CASE NO. A-01-199</b>	<b>Mario Garza representing J. B. Hicks</b> <b>1111 Susan Marie</b>
<b>CASE NO. A-01-200</b>	<b>Shirley Diane Nance</b> <b>234 E. Amber Place</b>
<b>CASE NO. A-01-201</b>	<b>Kell Munoz Architects representing Jay D. Monday</b> <b>1014 S. Alamo</b>
<b>CASE NO. A-01-202</b>	<b>David Garza representing the City of San Antonio</b> <b>1733 Santa Barbara</b>
<b>CASE NO. A-01-203</b>	<b>David Garza representing the City of San Antonio</b> <b>1737 Santa Barbara</b>
<b>CASE NO. A-01-204</b>	<b>David Garza representing the City of San Antonio</b> <b>1514 San Francisco</b>

- V. Consider to approve the Minutes of November 19, 2001 and December 3, 2001.
- VI. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
[www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

**This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.**

# BOARD OF ADJUSTMENT

December 17, 2001

CASE NO. A-01-189PP

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, December 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

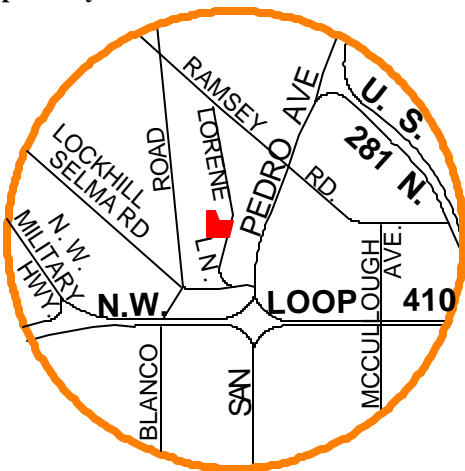
H.M. Palm representing Ernestine H. Osborne  
SE IRR182.4' of Lot 2, & S Triangle 150' of Lot 3, Block 3, NCB 11714  
9503 Lorene Lane  
Zoned: "O-1" Office District

This case was originally scheduled to be heard on December 3, 2001.

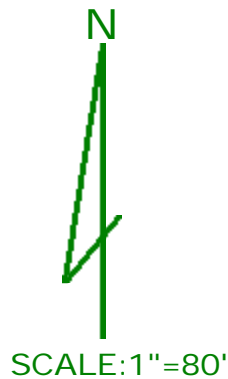
The applicant requests a variance to construct an office building within the side and rear yard setbacks.

The Development Services Department could not issue this permit because Section 35-310.01 of the Unified Development Code requires side and rear yard setbacks of 20' and 30' respectively.

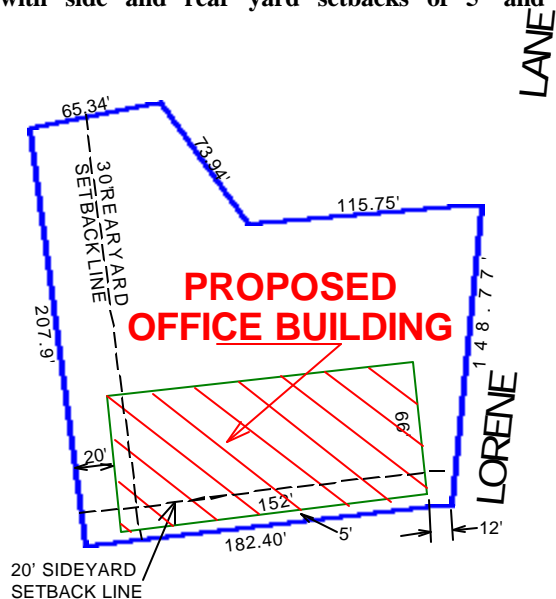
The applicant's plan shows the proposed commercial building with side and rear yard setbacks of 5' and 20' respectively.



LOCATION MAP



A-01-189



## **BOARD OF ADJUSTMENT**

**December 17, 2001**

**CASE NO. A-01-195**

**The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, December 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.**

**Mitch Rains**

**Lots 6 - 8, Block 3, New City Block 7296**

**4114 San Pedro Avenue**

**Zoned: "B-3" Business District**

**The applicant requests a variance to keep an addition to an existing structure within the front yard setback.**

**The Development Services Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code (UDC) requires a 25' front yard setback.**

**The applicant's plan shows a patio addition to an existing structure with a 5' front yard setback.**

# BOARD OF ADJUSTMENT

December 17, 2001

CASE NO. A-01-196

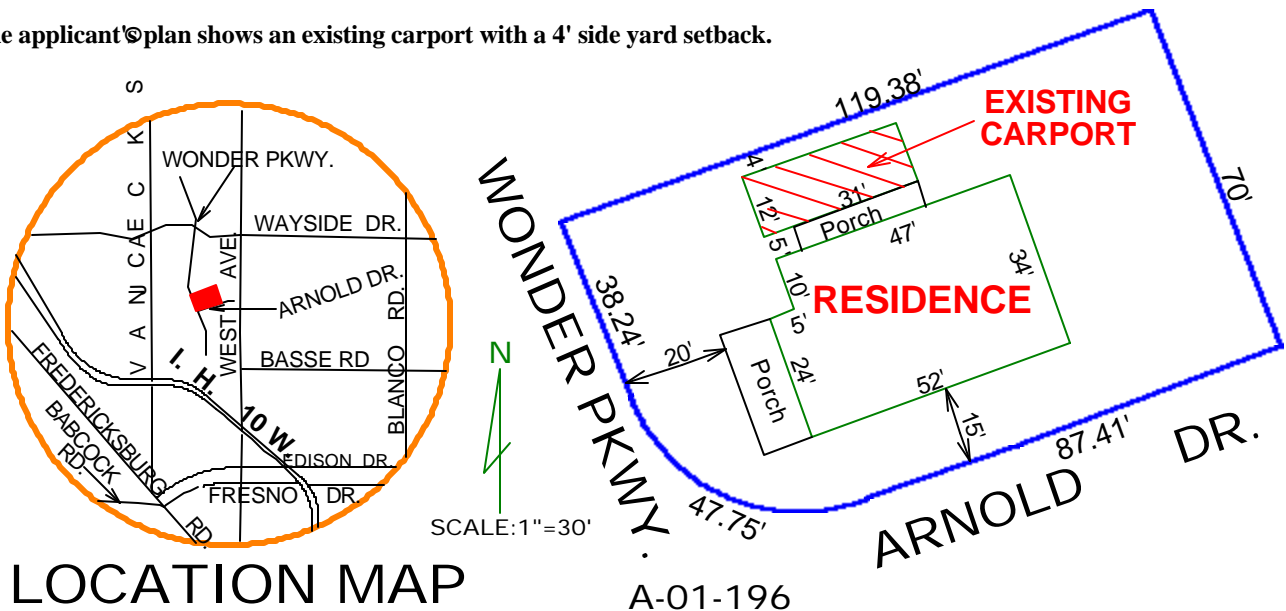
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, December 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Frank B. Mendoza  
Lot 30, Block 13, New City Block 9696  
214 Wonder Park Way  
Zoned: "B" Single Family Residence District

The applicant requests a variance to keep a carport within the side yard setback.

The Development Services Department could not issue a permit because Section 35-3611 (a) of the Unified Development Code (UDC) requires a 5' side yard setback.

The applicant's plan shows an existing carport with a 4' side yard setback.



## BOARD OF ADJUSTMENT

December 17, 2001

CASE NO. A-01-197

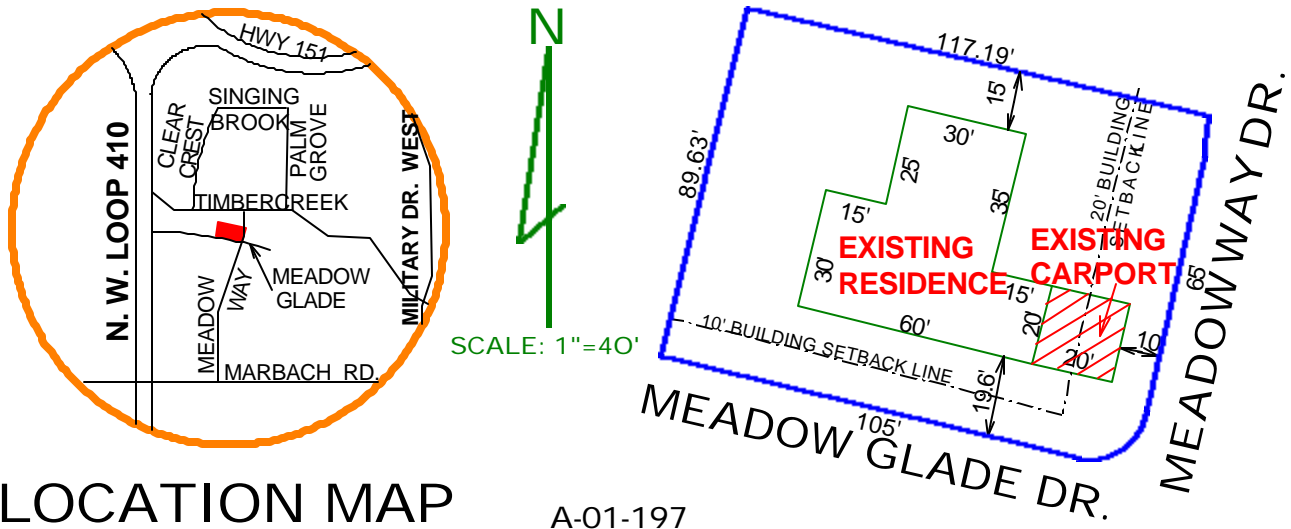
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, December 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

James E. Bush  
Lot 26, Block 6, New City Block 15351  
1319 Meadow Way Drive  
Zoned: "R-1" Single Family Residence District

The applicant requests a variance to keep a carport within the front yard setback.

The Development Services Department could not issue a permit because Section 35-3351 (f ) of the Unified Development Code (UDC) requires a 20' front yard setback.

The applicant's plan shows an existing carport with a 10 front yard setback.



# BOARD OF ADJUSTMENT

December 17, 2001

CASE NO. A-01-198

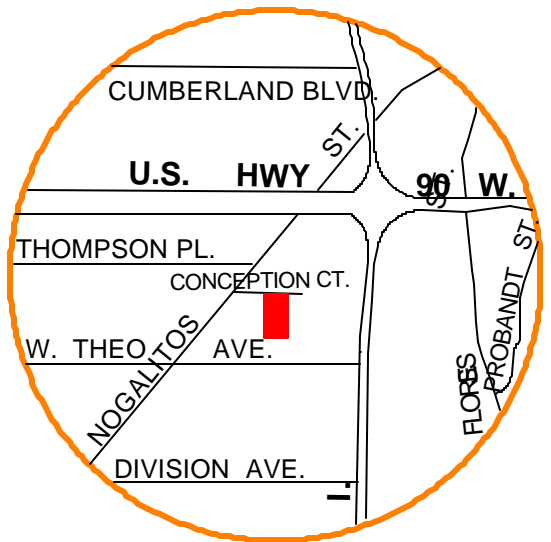
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, December 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Rodrigo & Rosa Morales  
Lot 14, New City Block 7346  
122 Conception CT  
Zoned: "R-7" Small Lot Residence District

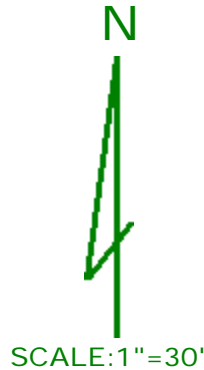
The applicant requests a variance to keep a carport within the front and side yard setbacks.

The Development Services Department could not issue a permit because Section 35-3351 (f ) of the Unified Development Code (UDC) requires front and side yard setbacks of 20' and 5' respectively.

The applicant's plan shows an existing carport with front and side yard setbacks of 3' and 2' respectively

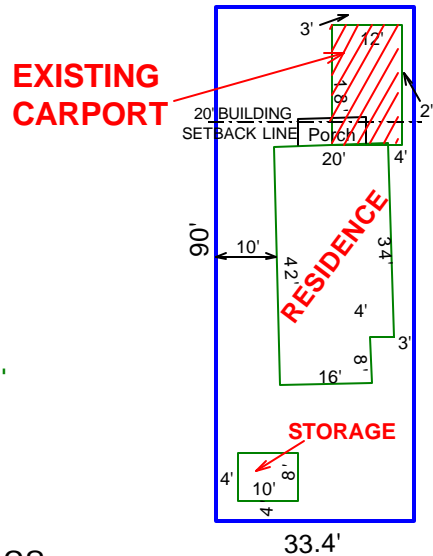


LOCATION MAP



SCALE: 1"=30'

CONCEPTION CT.



A-01-198

# BOARD OF ADJUSTMENT

December 17, 2001

CASE NO. A-01-199

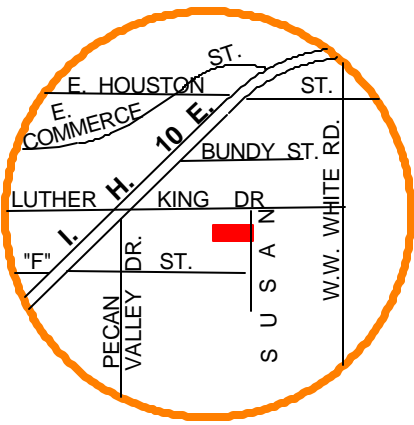
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, December 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Mario Garza representing J.B. Hicks  
Lot 3, New City Block 14755  
1111 Susan Marie  
Zoned: "A" Single Family Residence District

The applicant requests a variance to continue construction of a carport within the front yard setback.

The Development Services Department could not issue a permit because Section 35-3611 (a) of the Unified Development Code (UDC) requires a 20' front yard setback.

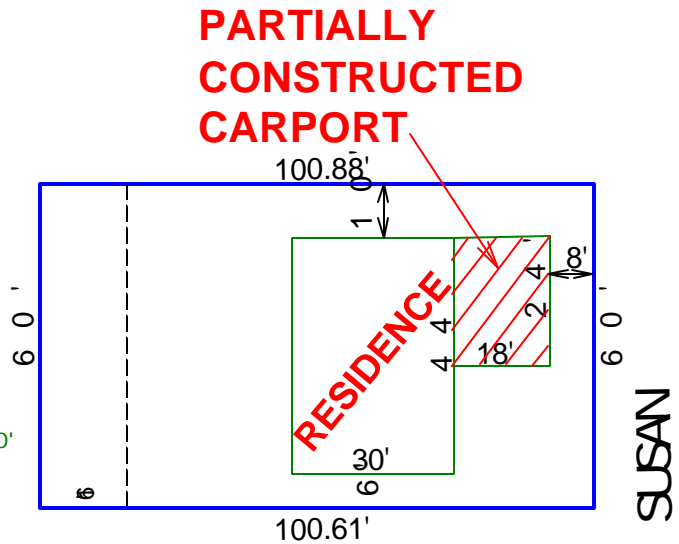
The applicant's plan shows a partially completed carport with an 8' front yard setback.



LOCATION MAP



SCALE: 1"=30'



A-01-199

MARIE

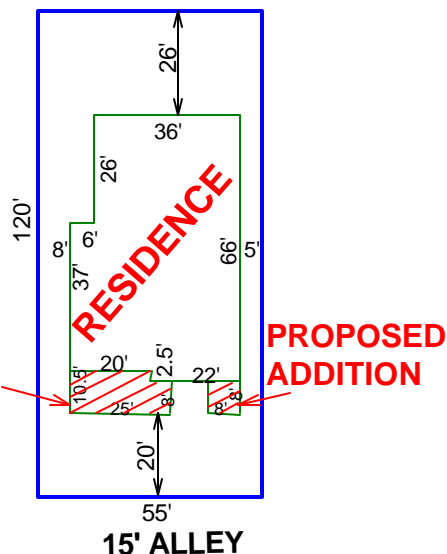
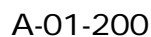
**December 17, 2001**

**The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, December 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.**

**The applicant requests a variance to keep an addition to an existing structure within the rear yard setback, and to also add to an existing structure within the rear yard setback.**

**The Development Services Department could not issue a permit because Section 35-3611 (a) of the Unified Development Code (UDC) requires a 24' rear yard setback.**

The applicant's plan shows an existing addition with a 19.5' rear yard setback, and a proposed addition to an existing structure with a 5' rear yard setback.





**December 17, 2001**

**The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, December 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.**

**The applicant requests a variance to add to an existing structure within the front yard setback.**

**The Development Services Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code (UDC) requires a 25' front yard setback.**

**The applicant's plan shows a proposed addition on the property line within the front yard setback.**



A-01-201

BOARD OF ADJUSTMENT

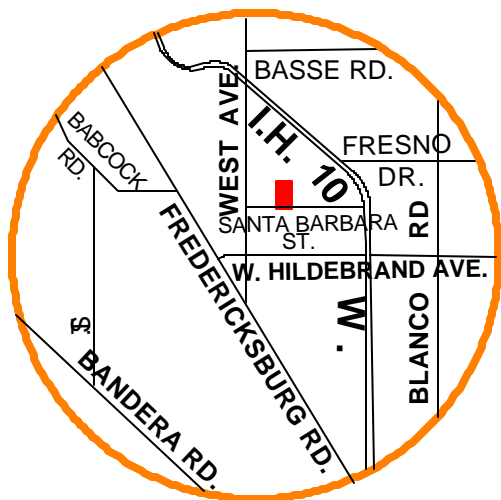
December 17, 2001

CASE NO. A-01-202

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, December 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

David Garcia representing the City of San Antonio  
Lot 19, Block 24, New City Block 8834  
1733 Santa Barbara  
Zoned: "B" Single Family Residence District

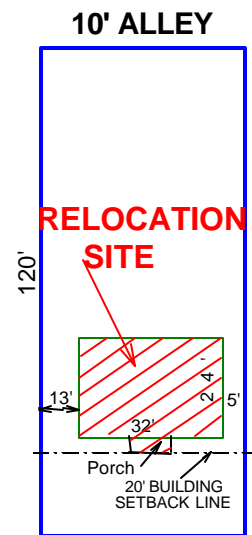
The applicant requests a Special Exception to relocate a structure from 1639 W. Lullwood to 1733 Santa Barbara.



LOCATION MAP



A-01-202



SANTA BARBARA ST.

BOARD OF ADJUSTMENT

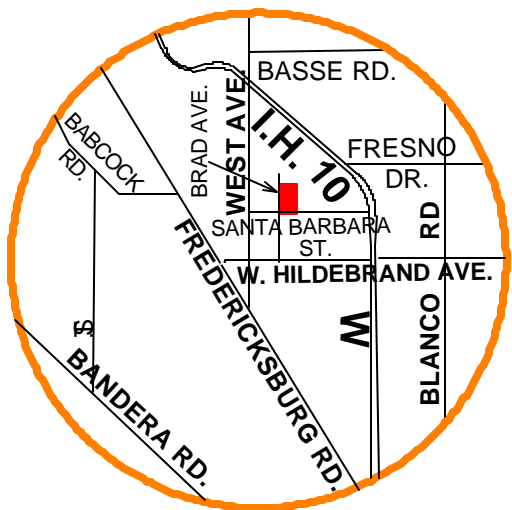
December 17, 2001

CASE NO. A-01-203

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, December 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

David Garcia representing the City of San Antonio  
Lot 20, Block 24, New City Block 8834  
1737 Santa Barbara  
Zoned: "B" Single Family Residence District

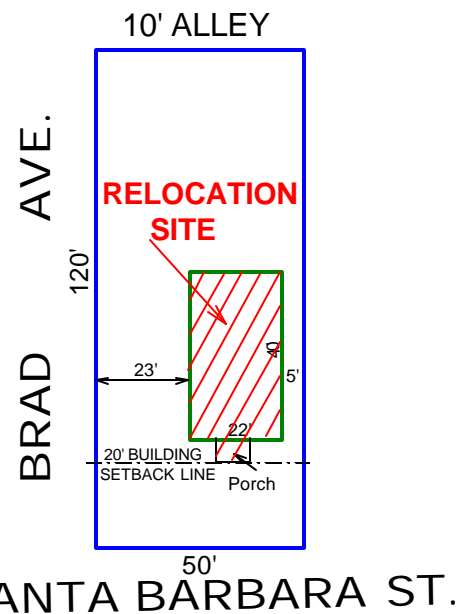
The applicant requests a Special Exception to relocate a structure from 1643 W. Hollywood to 1737 Santa Barbara.



LOCATION MAP



A-01-203



BOARD OF ADJUSTMENT

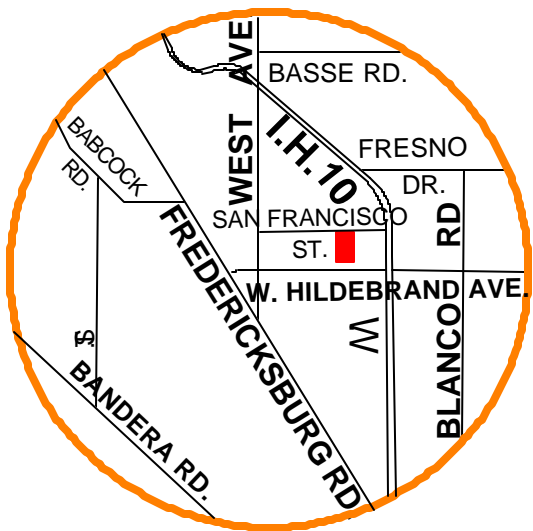
December 17, 2001

CASE NO. A-01-204

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, December 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

David Garcia representing the City of San Antonio  
Lot 7, Block 226, New City Block 3953  
1514 San Francisco  
Zoned: "B" Single Family Residence District

The applicant requests a Special Exception to relocate a structure from 1647 W. Hollywood to 1514 San Francisco.

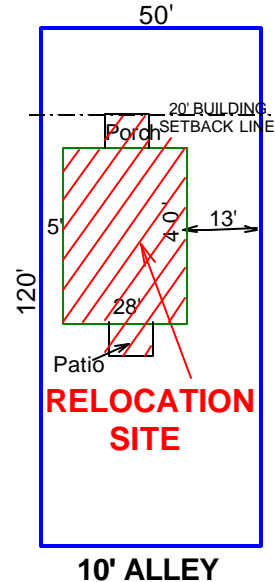


LOCATION MAP



SCALE: 1" = 40'

SAN FRANCISCO ST.



A-01-204